



**Final Agenda**  
**Planning Commission Meeting**  
June 11, 2018  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Ron Autry (Vice Chair), Sloan Scroggin (Secretary), Zara Niederman, Tom Brown, Leslie Belden, Matt Johnson, Porter Winston, and Robert Sharp.

**City Staff:** Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Quin Thompson, Planner; Harry Davis, Planner

**City Attorney:** Kit Williams

**Call to Order**

**Roll Call**

**Presentations**

Agenda Session Presentation: Update on City Plan 2040

**Consent**

1. Approval of the minutes from the May 29, 2018 meeting.

**Old Business**

**2. ADM 18-6221: Administrative Item (1110 E. 15<sup>TH</sup> ST./SIGNATURE BANK, 564):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1110 E. 15<sup>TH</sup> ST. The property is zoned RMF-4, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 15.10 acres. The request is for a modification to the Streamside Protection Map.  
Engineer: Alan Pugh

**THE APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED TO THE NEXT MEETING.**

**New Business**

**3. VAR 18-6242: Variance (2801 W. McMILLAN DR./CROSS CHURCH, 441):** Submitted by MILESTONE CONSTRUCTION, CO. for property located at 2801 W. McMILLAN DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 12.13 acres. The request is for a variance to Outdoor Lighting requirements.  
Planner: Jonathan Curth

**4. VAR 18-6255: Variance (800 BLOCK S. SCHOOL AVE./CASTLE RENTAL, 562):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 800 BLOCK S. SCHOOL AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.80 acres. The request is for a variance to the Access Management Requirements.

Planner: Quin Thompson

**5. LSD 18-6193: Large Scale Development (735 W. 15<sup>TH</sup> ST./BACKWATER COVE APTS., 600):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 735 W. 15<sup>TH</sup> ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 3.33 acres. The request is for a 47-unit multi-family complex with associated parking.

Planner: Jonathan Curth

**6. CUP 18-6214: Conditional Use (147 E. SPRING ST./SPRING ST. COTTAGES, 485):** Submitted by THE INFILL GROUP, INC. for properties located at 147 E. SPRING ST. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 0.49 acres. The request is for a conditional use permit for off-site parking and Use Unit 26, Multi-family in the RI-U zoned district, a variance to the Urban Residential Design Standards, and a variance to construct a gravel parking lot.

Planner: Quin Thompson

**7. CUP 18-6219: Conditional Use (5441 E. HUNTSVILLE RD./R. KRAMER, 610):** Submitted by ROBERT KRAMER for property located at 5441 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is for an accessory structure more than 50% the size of the principal structure.

Planner: Jonathan Curth

**8. CUP 18-6224: Conditional Use (3457 W. PINOT RD./VILLAS AT FOREST HILLS POOL HOUSE, 444):** Submitted by MICAH SZABO for property located at 3457 W. PINOT RD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.22 acres. The request is for a neighborhood swimming pool in an R-PZD-zoned lot.

Planner: Jonathan Curth

**9. ADM 18-6225: Administrative Item (3615 N. STEELE BLVD./JBGB CUP VIOLATIONS, 173-212):** Submitted by CITY STAFF for properties located at 3615 N. STEELE BLVD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL, and contain approximately 5.30 acres. The public hearing is for review of the approved conditional use permit (CUP 15-5250) and its amendments due to documented violations.

Planner: Jonathan Curth

**10. ADM 18-6256: Administrative Item (Amend UDC 161: Allow Form-based Development in Conventional Zoning):** Submitted by Long Range Planning Sub-Committee for revisions to UDC Chapter 161. The proposed code change would modify the conventional zoning districts to allow form-based development.

Commissioner: Matt Johnson

### Discussion Item

**11. Long Range Planning Sub-Committee Topic Prioritization.**

Commissioner: Matt Johnson

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